



## SECTION 1. INTRODUCTION

### 1.1 BACKGROUND

The Riverwalk Vista project is an amendment to the La Sierra Specific Plan adopted by the City of Riverside July 9, 1991. The La Sierra Specific Plan provides for the development of a variety of commercial, institutional, and residential land uses on approximately ~~120~~ 120.2 acres located in the La Sierra South neighborhood. The regional location of the La Sierra Specific Plan (Specific Plan) is illustrated in Exhibit 1, "Regional Context Map" and is further described in the "Vicinity Map," Exhibit 2.

The area within the La Sierra Specific Plan to be amended is bounded by Arizona Avenue on the south, Vallejo Street on the east, La Sierra Avenue on the west, and the Burlington Northern Santa Fe (BNSF) Railroad on the north. The La Sierra Specific Plan area is bisected by Indiana Avenue on the northwest as illustrated on the "Project Location Map", Exhibit 3.

The La Sierra Specific Plan established 5 planning areas. Planning Area 1, located north of Indiana Avenue, and comprised of approximately 20.5 acres has been approved for retail commercial land uses. Planning Areas 2-5 located south of Indiana Avenue and comprising approximately ~~99.5~~ 99.7 acres have been approved for a variety of commercial office uses, institutional use, senior residential use, and a park. The Riverwalk Vista project proposes a change to the land uses for Planning Areas 2-5 to allow for development of a variety of detached single-family residential homes in this area, hereinafter referred to as Planning Area 2.

### 1.2 PROJECT SETTING

The Riverwalk Vista project proposes changes in land use only on the 99.7 acres within Planning Areas 2 located south of Indiana Avenue, north of Arizona Avenue, east of La Sierra Avenue, and west of Vallejo Street. This area is currently vacant. The remaining approximately 20.5 acres (Planning Area 1) are owned by the Riverside County Transportation Commission and included in this specific plan to



provide a comprehensive guide to the development of the entire 120.2 acres. A portion of this acreage is developed with a Metrolink Station and surface parking.

Land uses surrounding the Specific Plan area consist of residential to the east, west, and south, the Arizona Intermediate School to the southwest, and a neighborhood shopping center (Nexus Center) to the northwest. Property located immediately to the west across La Sierra Avenue is primarily vacant. The Riverside Freeway and freeway oriented commercial and retail uses are located to the north. Approximately 99.7 acres of the entire Specific Plan area, comprising Planning Area 2, are controlled by the applicant and proposed for development of a variety of detached single family housing types with open space amenities.

### 1.3 PROJECT SUMMARY

The Riverwalk Vista project is a proposal by Griffin Industries, hereinafter referred to as the "developer", for the development of an infill residential community that blends a variety of single family detached housing into an integrated village setting. For ease of administration, it is proposed that the entire La Sierra Specific Plan area be renamed the "Riverwalk Vista Specific Plan". All references in the following pages of this document to "Specific Plan" shall therefore mean Riverwalk Vista Specific Plan, in whole or in part.

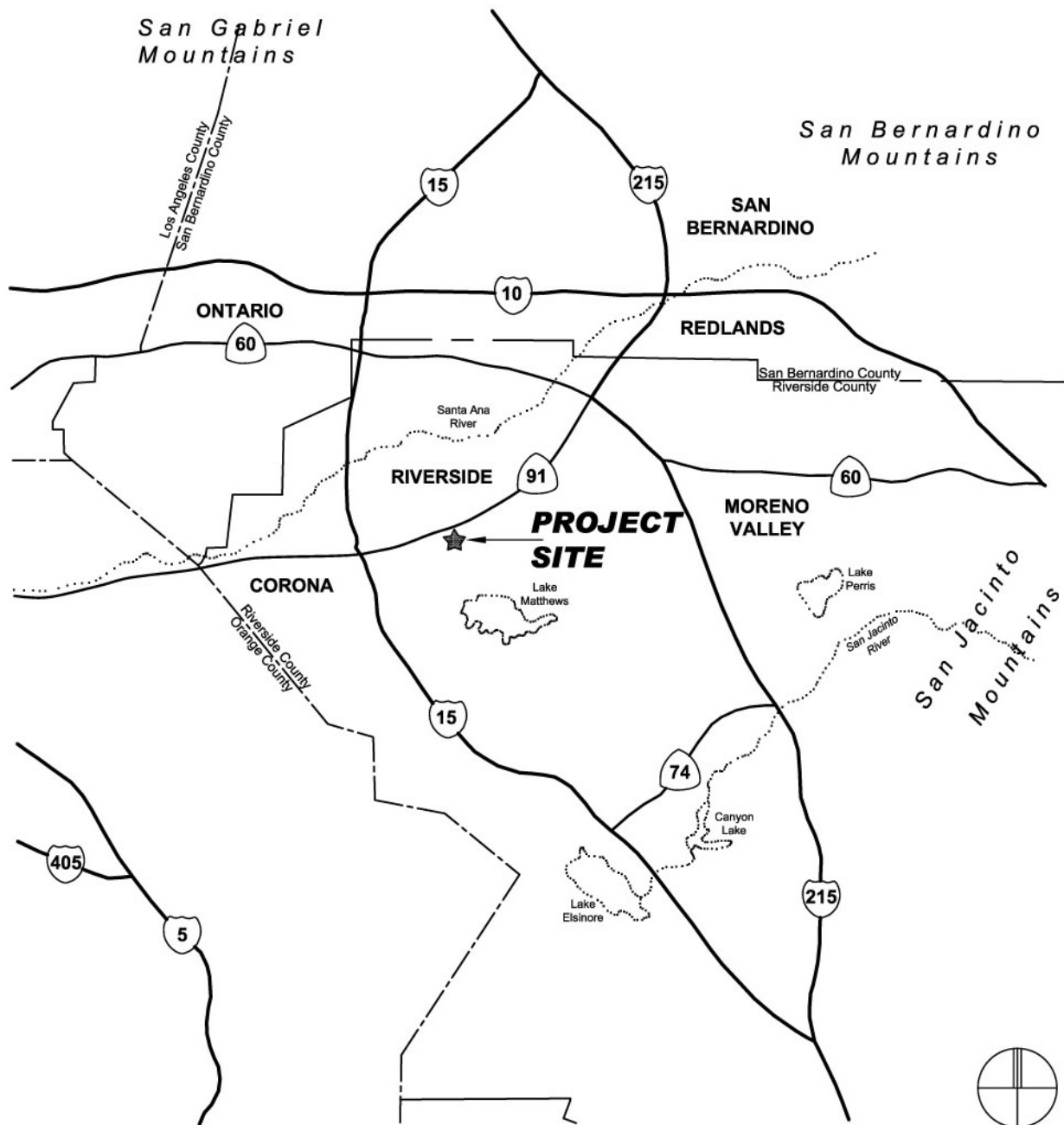
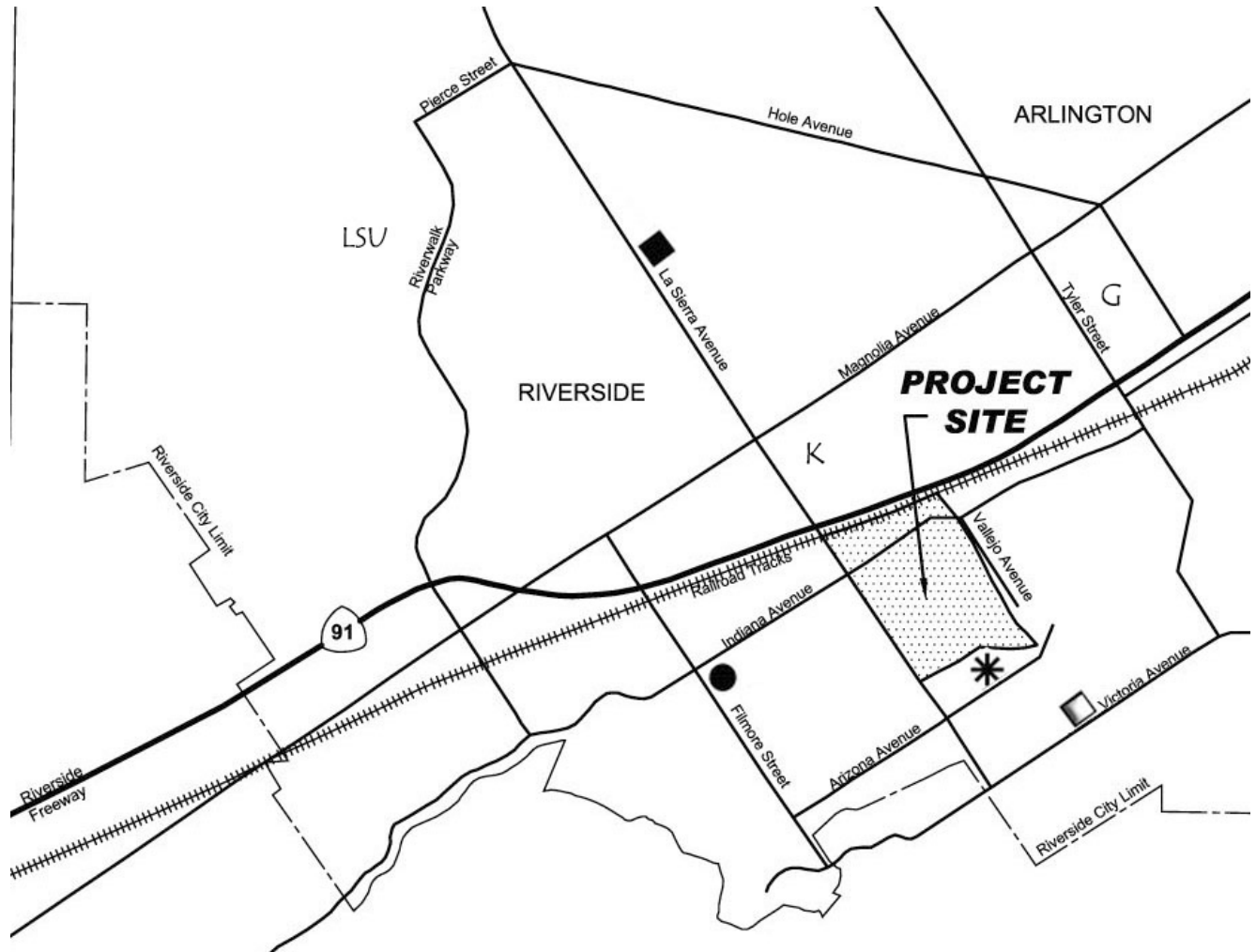


Exhibit 1, "Regional Context Map"  
Section 1. Introduction

# RIVERWALK VISTA Griffin Industries

Specific Plan



- Orrenmaa Elementary School
- \* Arizona Intermediate School
- ◆ La Sierra High School
- ◻ Victoria/Cross Park (Proposed)
- LSU La Sierra University
- G Galleria at Tyler
- K Kaiser Permanente Medical Center

## Exhibit 2, "Project Vicinity Map" Section 1. Introduction



RIVERWALK VISTA  
Griffin Industries  
Specific Plan

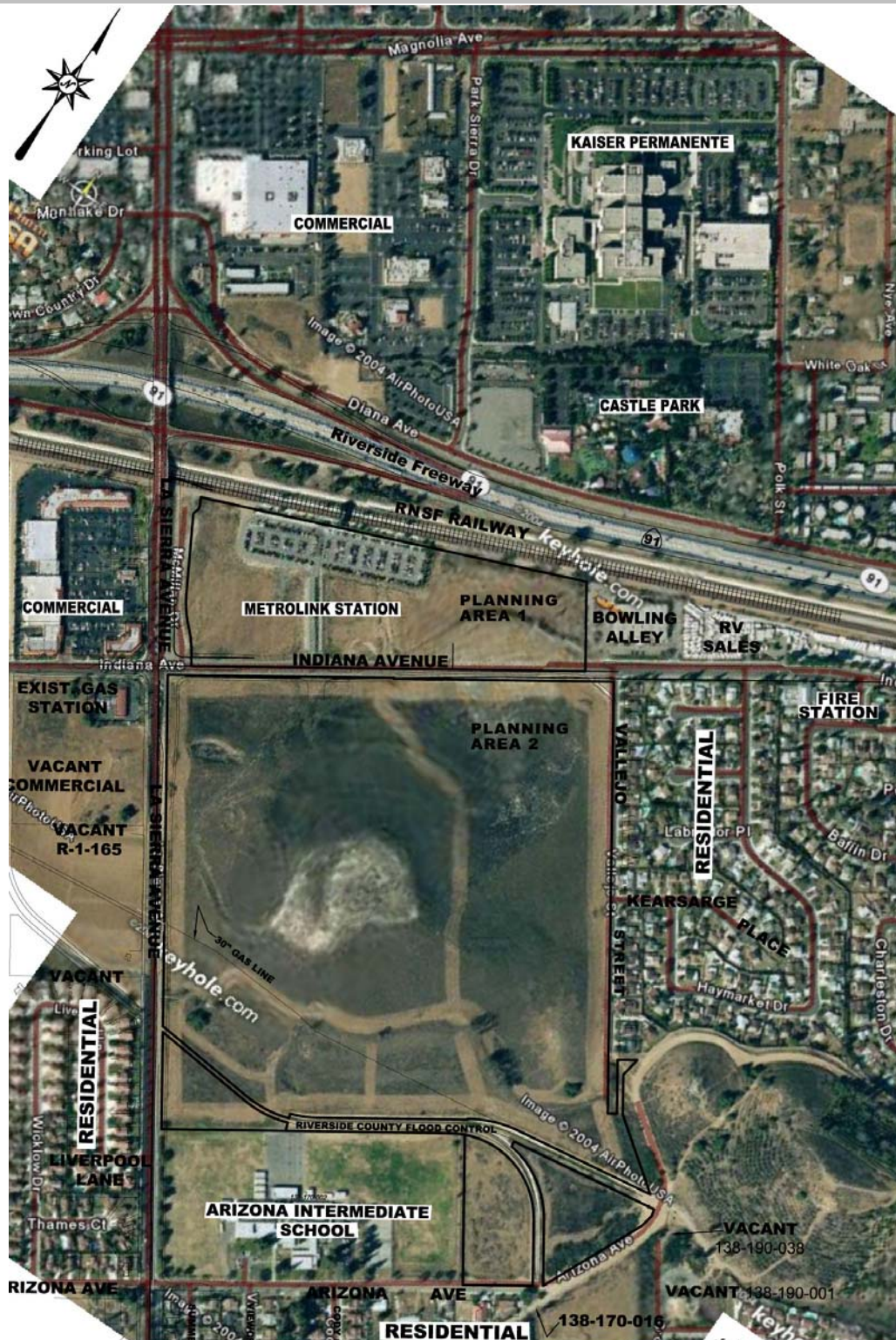


Exhibit 3, "Project Location Map"  
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The vision for Riverwalk Vista is a community offering a variety of housing opportunities designed to address a diversity of lifestyles in a traditional neighborhood setting within walking distance to open space, schools, commercial centers and transit facilities. The vision for Riverwalk Vista is achieved through the application of the following key design goals:

- ❖ Provide for transit-oriented opportunities taking advantage of nearby transit facilities.
- ❖ Provide for pedestrian and bicycle mobility.
- ❖ Encourage neighborhood interaction through provision of active and passive open space, gathering areas, and a network of paseos and sidewalks.
- ❖ Provide connectivity among neighborhoods and surrounding uses.
- ❖ Provide for a range of housing types with an overall density of 4.0 dwelling units per acre, compatible with the surrounding low density residential neighborhoods.
- ❖ Promote exceptional architectural and landscape design.



## 1.4 PROJECT DESCRIPTION

Riverwalk Vista is a comprehensive plan for the development of an infill residential project within a planned community setting providing up to 402 single family detached residential dwelling units. The proposed plan combines safe and pleasant neighborhoods designed at a human scale within walking distance to open space, schools, transit facilities, and nearby commercial uses. Connectivity throughout the entire community is provided through a network of sidewalks and paseos providing a pedestrian friendly environment that promotes walking among neighborhoods and to recreational facilities within the community. Pedestrian accessibility between the community and the transit center located north of Indiana Avenue will provide opportunities for commuters to take the Metrolink Train to job centers in the region. The Land Use Plan, Exhibit 4, illustrates the land use components described below.

### *1.4.1 Planning Area 1 - Commercial*

It is the intent of the Riverwalk Vista Specific Plan to incorporate the land uses previously approved with the La Sierra Specific Plan for Planning Area 1. Planning Area 1 comprises approximately 20.5 acres located north of Indiana Avenue. Up to 232,000 square feet of retail commercial land uses can be developed pursuant to the City of Riverside C-2-S-2 zoning district and the provisions of the La Sierra Specific Plan, incorporated herein.

### *1.4.2 Planning Area 2 - Residential*

Residential land use comprises approximately 99.7 acres of Riverwalk Vista. Riverwalk Vista offers varying residential housing types including conventional single family detached homes on typical lots of 6,500 square feet, single family detached units in a cluster configuration with typical 4,675 square foot lots and single family detached patio homes on typical 2,770 square foot lots. Up to 402 detached residential dwelling units are proposed for development within Riverwalk Vista at an overall density of 4.0 dwelling units per acre consistent with the surrounding low density residential neighborhoods.



### *1.4.3 Open Space*

Riverwalk Vista includes approximately 23.25 acres of active and passive open space within the residential portion of the project. Active open space includes the development of a 3.63 acre primary active open space area to be improved with a swimming pool, tot lot, barbeque, and picnic tables. Additional active open space is distributed throughout the project offering opportunities for walking through the community with informal recreational areas along the way.

### *1.4.3 Paseos*

A signature feature of the Riverwalk Vista open space system is the provision of landscaped open space areas and paseos linking residential neighborhoods to active open space, the existing intermediate school located south of Riverwalk Vista and to the transit facility located north of Indiana Avenue. Paseos, off-street internal pedestrian and bicycle connecting linkages between land uses, are provided throughout the community and illustrated on Exhibit \_\_ in Section 3, Land Use. A landscaped paseo will be developed within Riverwalk Vista with a pedestrian connection at La Sierra Avenue. This private paseo will provide pedestrian access within the community to open space areas and to facilities outside of the community including the existing commercial center located west of the project, the transit center within Planning Area 1, and to the Arizona Intermediate School located south of the project. Within Riverwalk Vista a network of sidewalks will be developed linking neighborhoods to one another, and to the primary active open space area.

As part of the development of the project an 80 foot wide public paseo of approximately 2.31 acres in size will be developed connecting the terminus of Arizona Avenue and the terminus of Vallejo Street transitioning to the existing public sidewalk within Vallejo Street. This public paseo will benefit residents of Riverwalk Vista as well as the existing residents located to the east and south of Riverwalk Vista by providing a new north/south pedestrian access route to the Arizona Intermediate School and to the commercial recreation center and transit center located to the north.



# RIVERWALK VISTA Griffin Industries

Specific Plan

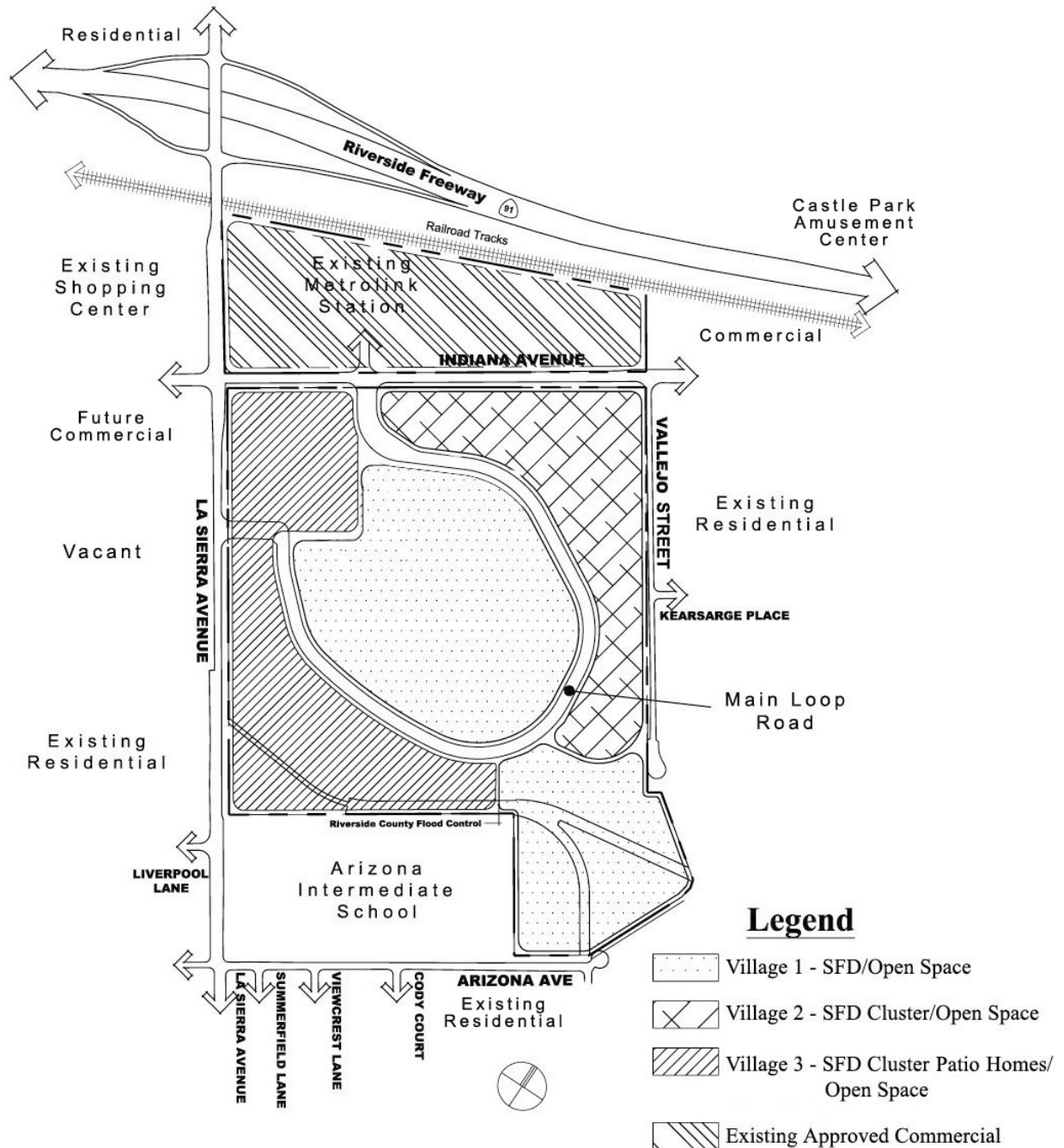


Exhibit 4, "Existing and Surrounding Land Use"  
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## 1.5 PURPOSE AND OBJECTIVES

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#### *1.5.1 Purpose*

The Riverwalk Vista Specific Plan establishes the development regulations, requirements, and design guidelines governing development within the Specific Plan area (Project Site).

#### *1.5.2 Objectives*

The following objectives are hereby incorporated into the Riverwalk Vista Specific Plan.

- ❖ Development of a quality infill residential community comprised of three distinctive villages containing varying lot sizes with an overall density of 4.0 dwelling units per acre and supported by a network of active and passive open space uses.
- ❖ Establish appropriate relationships among residential villages as well as with existing adjacent land uses.
- ❖ Develop linkages and connectivity between the residential and commercial uses planned for Riverwalk Vista with surrounding commercial and educational facilities.
- ❖ Encourage use of public transit and carpool parking by incorporating transit oriented design features into the community such as pedestrian facilities to provide convenient linkages between residential uses and nearby transit facilities.
- ❖ Create an environment encouraging interaction among its residents through an organized yet simple system of streets, entries, and paseos allowing residents to either walk or bike to open space improved with recreation facilities and a public paseo.



- ❖ Implement residential and landscape design guidelines and development regulations to orient residential uses to open space uses and streetscapes which encourage neighborhood interaction.
- ❖ Develop a pedestrian and bicycle oriented circulation system comprised of on-street bicycle trails and off-street pedestrian walkways linking each village to open space, recreational areas, and to surrounding uses including commercial centers, educational facilities, and the transit center.
- ❖ Development of an approximately 23.25 acre network of open space within the community connecting the community internally and to existing commercial and public facilities to the south, west, and north, and providing informal gathering areas for residents.
- ❖ Development of approximately 2.31 acres as an off-site paseo connecting Vallejo Street and Arizona Avenue provides public pedestrian access for residents for residents located to the east of Riverwalk Vista to walk to the Arizona Intermediate School located to the south and to the transit center and commercial recreation facilities located to the north of Indiana Avenue.

## 1.6 AUTHORITY OF THE SPECIFIC PLAN

State of California Government Code, Title 7, Division 1, Chapter 3, Article 8, Section 65450-57 grants authority to cities to adopt specific plans for purposes of implementing the goals and policies of their General Plans. The Government Code specifies that specific plans may be adopted either by resolution or by ordinance and are required to be consistent with the General Plan. The Government Code sets forth the minimum requirements and review procedures for specific plans including provision of a land use plan, infrastructure and public services plan, criteria and standards for development, and implementation measures. The Government Code also states that specific plans may address any other subjects which, in the judgment of the city, are necessary or desirable for implementation of the General Plan.

The Riverwalk Vista Specific Plan is designed to meet the requirements of the State of California Government Code and the City of Riverside General Plan. The City of Riverside will adopt the Riverwalk Vista Specific Plan to implement the "Riverwalk Vista Specific Plan" General Plan land use designation.

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## 1.7 DEVELOPMENT APPROVAL COMPONENTS

The adoption of the Riverwalk Vista Specific Plan is the first step in a process leading to the development of Riverwalk Vista. The components of the development approval process for Riverwalk Vista are discussed as follows:

### *1.7.1 Specific Plan*

The Riverwalk Vista Specific Plan, when adopted, will serve as a legal document which implements the General Plan land use designation of "Riverwalk Vista Specific Plan" and will also incorporate development standards. The Specific Plan will serve as a "blueprint" for development by establishing the distribution of land use and the criteria for development of each land use as set forth herein.

### *1.7.2 Subdivision Maps*

Tentative Tract Map No. 32772 for the development of Planning Area 2 of Riverwalk Vista will be reviewed and approved by the City concurrently with the approval of the Riverwalk Vista Specific Plan. Tentative Tract Map No. 32772 is prepared pursuant to the applicable provisions of the State of California Subdivision Map Act (*Government Code Section 66410 through 66499*), the City of Riverside Subdivision Ordinance, and consistent with the applicable provisions contained within the Riverwalk Vista Specific Plan.

## 1.8 RELATIONSHIP OF THE SPECIFIC PLAN TO THE CITY OF RIVERSIDE GENERAL PLAN AND ZONING ORDINANCE

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption and administration of a specific plan as an implementation tool for elements contained in the local general plan. Specific plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the general plan.

The City of Riverside General Plan Land Use Map designates the Specific Plan Area as "La Sierra Specific Plan" permitting development of a variety of retail, service commercial, office, institutional, and senior housing uses. The adoption of the Riverwalk Vista Specific Plan will constitute a General Plan Amendment changing the land use designations within Planning Area 2 of the Specific Plan to Residential Single Family and changing the General Plan Land Use Map designation for the entire Specific Plan Area to "Riverwalk Vista Specific Plan".

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The Riverwalk Vista Specific Plan will serve to implement the General Plan land use designations for each planning area within the Specific Plan.

The City of Riverside Zoning Map designates the Specific Plan area as C-2 within Planning Area 1 and R-1-65 within Planning Area 2. These zoning district classifications will be maintained for the Specific Plan area as the base underlying zoning. Concurrently with the adoption by the City of Riverside of the Riverwalk Vista Specific Plan, a zone change will be approved for the Riverwalk Vista Specific Plan Area to apply the "Specific Plan Overlay (SP)" zoning district to Riverwalk Vista to implement the Riverwalk Vista Specific Plan. The Riverwalk Vista Specific Plan will take precedence over the underlying base zone except where the Specific Plan is silent. In that case, the standards for the underlying base zoning applies.

The Riverwalk Vista Specific Plan is consistent with the General Plan as described in Section 8, "General Plan Consistency".

## 1.9 CEQA COMPLIANCE

A Final Environmental Impact Report (EIR) was certified by the City of Riverside for the La Sierra Specific Plan in 1990 in accordance with the California Environmental Quality Act (CEQA) and a La Sierra Specific Plan Addendum EIR was certified in 1991. As part of the review of the Riverwalk Vista Specific Plan, the City of Riverside determined that the Specific Plan would not create substantial additional environmental impacts or substantially modify those material impacts already identified and mitigated in the certified EIR. For this reason, the City has prepared an EIR Addendum to the La Sierra EIR. Mitigation measures contained within the original La Sierra EIR to reduce potential significant impacts to a less than significant level have been incorporated into the addendum for the Riverwalk Vista Specific Plan where applicable.

## 1.10 SEVERABILITY

If any regulation, condition, program, or portion of the Riverwalk Vista Specific Plan is held invalid or unenforceable, such portions shall be deemed separate, distinct, and independent provisions and the invalidity of such portions or provisions shall not affect the validity and enforceability of the remaining portions and provisions therein.

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